



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

February 4, 2013

1211-PUD-12

Exhibit 1

Petition Number: 1211-PUD-12

Subject Site Address: Generally located on the north side of 156th Street, east of Oak Ridge Road.

Petitioner: Pulte Homes of Indiana, LLC.

Representative: David Compton, Vice President of Land Acquisition

Request: Pulte Homes of Indiana, LLC requests an amendment to the Viking Meadows PUD.

Current Zoning: Viking Meadows PUD

Current Land Use: Residential Subdivision

Approximate Acreage: 12 acres

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Petitioner's Proposal
- 3A. Valley View Response Analysis
- 3B. Valley View Construction Analysis
4. Lot 6 Home Plan
5. Lot 8 Home Plan
6. Trail Adjacent Lots
7. Lot 75 Map
8. Lots 33 – 36 Map
9. Viking Meadows PUD (original) (Ord. 04-22)
10. Viking Meadows PUD Amendment (Ord. 10-30)
11. Viking Meadows PUD Amendment (Ord. 12-05)
12. Public Comment

Staff Reviewer: Andrew P. Murray, Associate Planner

Petition History

This petition was introduced at the October 8, 2012 City Council meeting and received a public hearing at the January 22, 2013 Advisory Plan Commission (the "APC") meeting.

Project Overview

Project Description

The subject property is located in the Viking Meadow subdivision located at the northeast corner of 156th Street and Oak Ridge Road. The overall development is approximately 220 acres in size.

The proposed standards, as identified in the next section of this report, are being presented to you based on the feedback from residents within the Viking Meadows subdivision. The petitioner has been working closely and diligently in finalizing a proposal to the satisfaction of the residents.

Summary of Proposed Standards

Roof Pitch Modification

The proposed amendment would modify architectural standards for Parcel C, Lots 6 and 8 (Valley View Section 1), within the Original Viking Meadows PUD Ordinance 04-22 (the "Original PUD", Exhibit 9). The Original PUD lists specific standards for roof pitch which includes a minimum of 8/12 (front to back roof pitch) and 10/12 (front gable roof pitch). The amendment would modify roof pitch standards to accommodate homes with a historical architectural style that lends itself to an alternative roof pitch (see Exhibits 4 and 5). As proposed, the Economic and Community Development Department (the "Department") will determine which homes are classified as having a historical architectural style and permitted to have an alternative roof pitch. This proposal is very similar to a previous amendment that was approved by the Westfield City Council in April of 2012. The Advisory Plan Commission forwarded a favorable recommendation to the Westfield City Council and was adopted by Ordinance 12-05 (see Exhibit 11).

Monon Trail Buffer Modification

In addition to the proposed roof pitch modification, the amendment proposes to modify the existing buffer planting requirement adjacent to the west side of the Monon Trail corridor (see Exhibit 6). As written, the Viking Meadows PUD Amendment, Ord. 10-30 (see Exhibit 8), requires at the time the lots in Parcel A adjacent to the Monon Trail are developed, a staggered double row of spruce trees, a minimum of seven feet (7') tall at planting, to be planted thirty feet (30') on center along the rear of the Trail Adjacent Lots abutting the Monon Trail.

As proposed, the modification would change the configuration from a double row of spruce trees planted thirty feet (30') on center to a quantity of spruce trees, planted in a natural and staggered/irregular row pattern (not in a single, systematic row), a minimum of seven (7) feet tall at

planting, equal to an amount not less than that which would have been planted in a single row of fifteen (15) feet on center along the entire rear of the trail adjacent lots (the “Base Plantings”). The Base plantings are the minimum required plantings.

In addition to the Base Plantings, supplemental plantings are proposed to fill gaps in the existing vegetation along the Monon Trail and Trail Adjacent Lots. As proposed, the Developer commits to cleaning up existing vegetation along the Monon Trail by removing all undesirable brush and shrubs that would allow for newly planted trees to grow and thrive. In determining the amount of supplemental plantings, the Developer and a representative selected by the existing Viking Meadows HOA Advisory Board shall walk the Trail Adjacent Lots, upon completion of the trail cleanup and prior to the last building permit issued to a Trail Adjacent Lot, to determine the quantity and location of the supplemental plantings. The Developer commits to planting a maximum of 86 supplemental plantings.

Lot 75 Lot Size Modification

The minimum lot area for lot 75 within the Meadowlands Section 3 development is proposed to be reduced from 10,400 square feet to 10,000 square feet. This reduction is proposed in order to comply with the thirty (30) feet wide common area that is required in accordance with the Viking Meadows PUD (Ord. 10-30, Section 4, 4.4, A, i) (See Exhibit 7).

Meadowlands Section One Buffer Modification

The Meadowlands Section One Buffer standard requires a staggered double row of spruce trees planted thirty (30') on center, at a minimum of seven (7) feet tall, in a landscape easement immediately south of lots 34, 35 and 36. It is proposed to modify the configuration of the plantings to allow five (5) feet between the two rows of trees and to apply this standard immediately south of lot 33 (see Exhibit 8).

Discussion Topic since the Public Hearing

During the January 22, 2013 APC meeting, the petitioner presented email correspondence between the petitioner and Valley View homeowners to staff, indicating an 11 to 1 vote in support of the proposed roof pitch modification. During the public hearing on January 22nd, a Valley View homeowner remonstrated against the proposed roof pitch modification, indicating a split vote between the homeowners based on his discussions.

Since the public hearing, the petitioner has provided staff with two exhibits (Exhibit 3A and 3B). These exhibits are summarized as follows:

1. Exhibit 3A – Valley View Response Analysis. – This exhibit accounts for all lots in Valley View Section 1, indicating the property owner’s response to the proposed roof modification. Responses include: 1) in favor, 2) against, 3) unresponsive or 4) no comment.

2. Exhibit 3B – Valley View Construction Analysis. – This exhibit accounts for all lots in Valley View Section 1, indicating which lots are 1) occupied, 2) empty or 3) under construction.

Statutory Considerations

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as Existing Suburban Residential. Single-Family residential uses are appropriate in the Suburban Residential Area. The proposed use of the property is the same as the existing approved uses.

2. Current conditions and the character of current structures and uses.

Currently, there are some residential homes and a number of vacant platted lots. The occupied residential homes are newly-constructed custom and production homes.

3. The most desirable use for which the land is adapted.

The Comprehensive Plan establishes that suburban residential development is appropriate in this location. The proposed amendments to the PUD allow for the continued development of Viking Meadows as a suburban residential neighborhood.

4. The conservation of property values throughout the jurisdiction.

It is anticipated that the proposed use would have a neutral or positive impact on surrounding property values throughout the jurisdiction.

5. Responsible growth and development.

The site is contiguous to other developed areas and already approved for development.

Staff Comments

The following items pertain to the four components of this petition.

1. Monon Trail Buffer Modification.

Staff recommends sending a favorable recommendation to the City Council. We believe all issues related to this item have been resolved.

2. Lot 75 Lot Size Modification.

Staff recommends sending a favorable recommendation to the City Council. We believe all issues related to this item have been resolved.

3. Meadowlands Section One Modification.

Staff recommends sending a favorable recommendation to the City Council. We believe all issues related to this item have been resolved.

4. Roof Pitch Modification.

Because the proposed roof pitch modification item is somewhat subjective in nature, staff has tried to collect as many facts as possible to allow the APC to make an informed decision on the proposed modification. The petitioner polled the Valley View development to whether each homeowner was in favor of the petition or against it. The following analysis based on the information provide to staff, as identified in Exhibits 3A and 3B:

- Out of 23 possible responders in the Valley View Section (north of 156th Street), 14 have communicated their approval of the proposed roof pitch modification. Those lots are 1, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 16, 21, and 22.
- One homeowner has communicated disapproval of the proposed roof pitch modification.
- 7 homeowners chose not to respond.
- 1 homeowner chose not to make any comment to this matter.

If the APC is satisfied with the progress on this issue, staff would recommend sending a favorable recommendation to the City Council on this proposed modification. If the APC feels additional information is necessary to make a recommendation, staff would recommend continuing this petition.

If any APC member has questions prior to the meeting, then please contact Andrew Murray at (317) 379-9080 or amurray@westfield.in.gov.